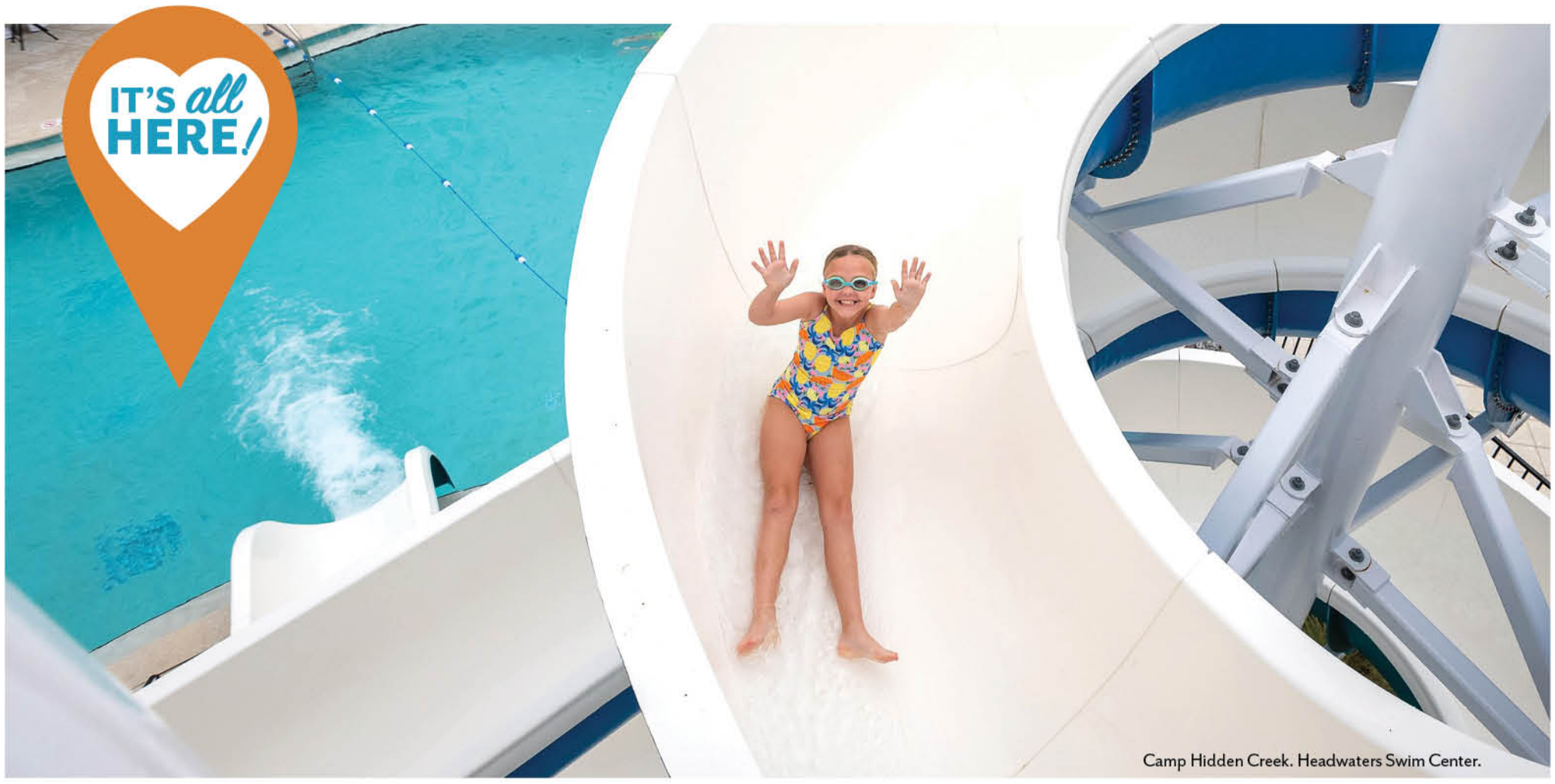
NORTH RIVER RANCH

NRR TIMES

VOLUME EIGHT



Camp Hidden Creek. Headwaters Swim Center.

THREE POOLS: YEAR-ROUND SUMMER

At North River Ranch in Parrish, FL, a pool day doesn't look the same twice. With three resident pools spread across the community, you can pick your mood – quiet and unwinding, active and social, or full-on splash mode – and find a spot that fits.

Wherever you dip your toes, we have three pools, three different vibes to stay cool.

Camp Hidden Creek



This is the ultimate staycation hotspot! This resort-style heated pool features a double-loop slide, plunge pool, and walk-in beach entry that makes getting in the water as easy as strolling in. It's the go-to for all the fun, adventure, and activity.

Brightwood Pavilion



Located close to the game room, fitness center, playground, and all-purpose sports field, this resort-style pool is built for family afternoons. Swim for a while, then head straight to the swings, weights, or a pickup game without ever leaving the neighborhood.

Riverfield Verandah



See you in style at the pool with lapping water, sun shelves, a lounge deck, and covered patio. Stretch out in the sun or relax in the shade with a good book, take a few slow laps, and simply celebrate moments. Sometimes it's less about the splash and more about the pause.

LIFE IS BETTER AT NORTH RIVER RANCH

North River Ranch, one of Parrish, Florida's most celebrated master-planned communities, where thoughtful design, natural beauty, and a genuine sense of belonging come together. Built on the idea that a neighborhood should be more than a collection of homes, North River Ranch has become a destination in its own right, drawing people who want more from the place they call home. Plentiful, active amenities and year-round events create moments that turn neighbors into lifelong friends.

SEE NRR LIFE FOR ALL THE FUN AND FULLNESS OF LIFE

Quick Facts

*at completion

MASTER PLAN				
2,640 Acres	6,000+ SF Homes, Townhomes, Villas, & Apartments*	705+ Acres of Conservation Land	20+/- Miles of Trails*	1 Hospital/ Medical Facility*
3 Sparkling Pools	1-GIG SuperStream Internet	3+ Clubhouses/ Activity Centers	2 Village Centers*	1 Middle School

CURRENT PHASE					
2,627 New Homes	22 Model Homes	11+ Miles of Trails	1 Bark Park	3 Bike Shares	4 Parks
6 Acclaimed Builders	5 Avid FitStations	3 Sparkling Pools	1 Grocery Store	1 Trailhead	3 Pickleball Courts

NEW NEIGHBORHOODS!

North River Ranch continues to grow with new neighborhoods! Longmeadow, Wildleaf, and Crescent Creek are a big hit with new buyers.

It's the last chance to own at Riverfield and be sure to check out the new neighborhood Explore by Del Webb, too. Learn more at NorthRiverRanch.com/neighborhoods/



LEGEND

COMMUNITY AMENITIES

- 1 Information Hub
- 2 Camp Hidden Creek
- 3 Brightwood Pavilion
- 4 Riverfield Verandah
- 5 Dash's Bark Park
- 6 Riverfield Park
- SuperStream HotSpot Free Wi-Fi
- 7 Wildleaf Park
- 8 Longmeadow Park
- 9 Bike Pump Park & Pickleball Courts
- 10 NRR Trailhead
- 11 Bike Share
- Avid Fit Station

COMMUNITY TRAILS

- Trails
- T Trailhead

WILDLEAF

- Neal Communities Cove & Celebration Series
- Neal Communities Cruise Series
- Neal Communities Villas

LONGMEADOW

- Pulte Homes
- Homes by WestBay
- Cardel Homes

CRESCENT CREEK

- David Weekley Homes
- Cardel Homes

RIVERFIELD

- Cardel Homes

HIGHVIEW

- Neal Communities Townhomes (2027)

- Explore Del Webb

- M Model Homes
- Sold Out
- Future Residential
- North River Ranch Boundary

MEET CAMP HIDDEN CREEK

We have a new name, but everything you already know and love remains the same.

Camp Creek has a new name, and a story behind it. We've renamed it Camp Hidden Creek, after the winding creek discovered running through the heart of North River Ranch, with roots back to the late 1800s, when ranchers rested here on the way to trade in Tampa. It winds behind the clubhouse, under Longmeadow Avenue, toward the Bike Pump Park, popping out at North River Ranch Trail. New trails and scenic outlooks are on the way, expanding Camp Hidden Creek's acreage (from 12 to 40 acres). It's a fitting nod to our Natural & Native program, which preserves the wetlands, native grasses, and tree canopy woven throughout the community.



Award-Winning Living

North River Ranch has earned some of the industry's most prestigious honors, including a Best in American Living award from the National Association of Home Builders, recognition as Bradenton's Best for five years running, and a 2026 Aurora Award for Camp Hidden Creek as the region's best amenity.

But the trophies only tell half the story. Ask the families who've made this community home, and they'll point to the neighbors who become friends, the kids biking to new schools together, and the everyday moments that turn a house into a hometown. Awards recognize what North River Ranch was built to be, the residents living it every day are proof it's working.

BEST IN AMERICAN LIVING AWARDS
NAHB



The Nationals

BRADENTON'S Best
THE PEOPLE'S CHOICE
BRADENTON HERALD
2026 WINNER





HCA Healthcare Emergency℠

Market Walk

Market Walk at North River Ranch is anchored by the top-ranking leader in supermarkets, Publix, but it's not your typical grocery plaza.

This retail amenity is designed with open courtyards and a variety of stores and services to give you more than just the convenience of everyday errands. You can stay a while over a coffee, glass of wine, or ice cream, grab a quick bite to eat, or a fine meal from one of the dining establishments. Indulge yourself at one of the spas or work out from low to high impact. And don't forget your furry friends and pets, we cater to their needs, too!



HCA Florida Healthcare

North River Ranch is leading the way in making your life healthier and more convenient! The brand-new HCA Florida North River Ranch Emergency is now open and the only one of its kind in the area. We're proud to be the first to offer top-quality emergency medical services within our master-planned community. This new facility ensures residents get prompt, expert care when they need it most and serves as the start of the new NRR Village, an innovative mixed-use space featuring dining, shopping, entertainment, plus office, residential, and healthcare options. Stay tuned for updates. Exciting times ahead!

NRR VILLAGE

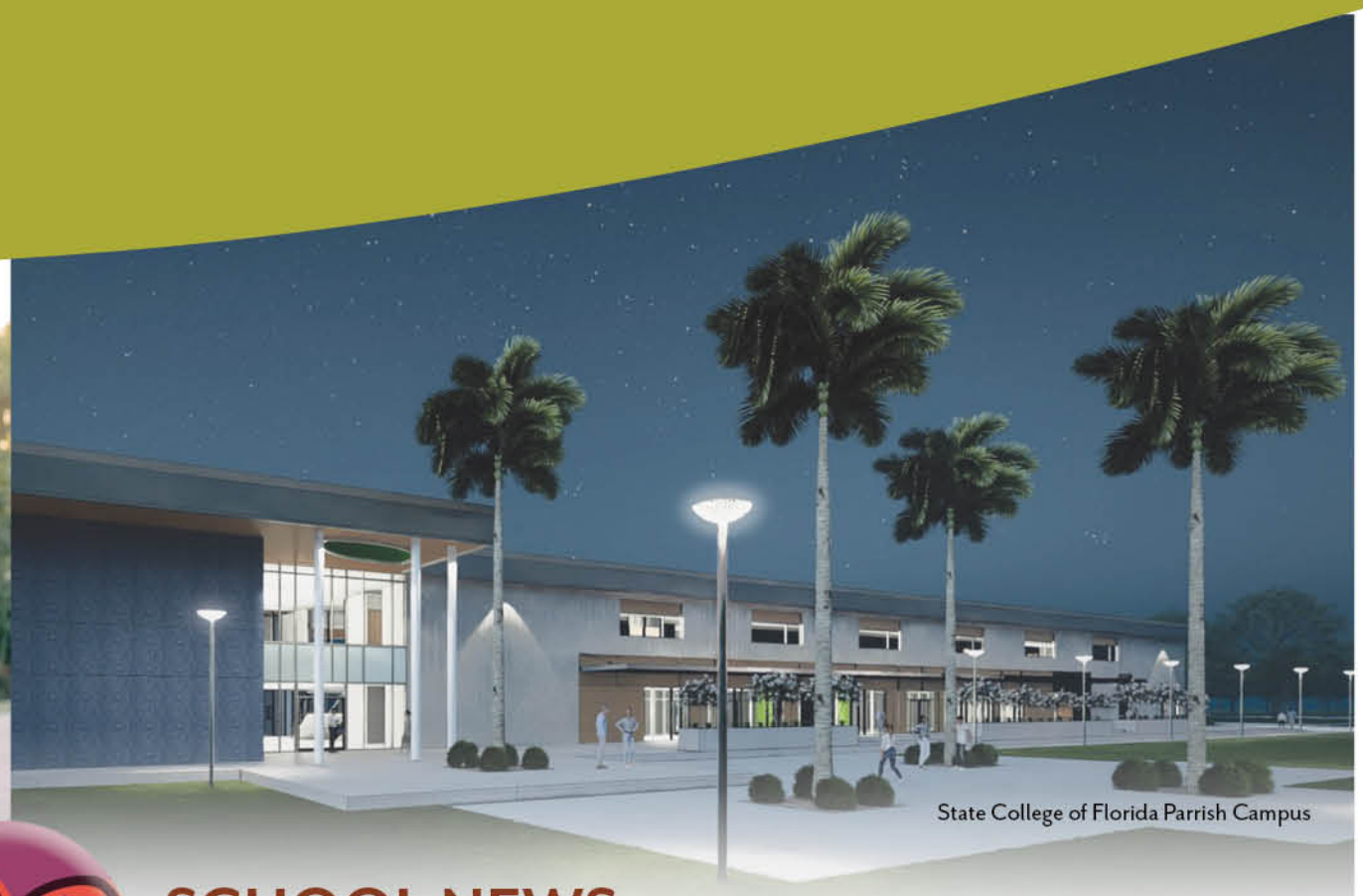
GET ON THE VIP LIST TODAY!

Call: 941.803.4444



Community News





State College of Florida Parrish Campus

Family-Friendly Sealed The Deal

MEET TONY AND LUCY

"The family-oriented atmosphere is refreshing. The ability to bike to school is a significant benefit." Learn more about why the Forsyth Rosales Family adores NRR and chose to make it their home at NorthRiverRanch.com/news.

NRR FunDays



Annual Events

- Tons of Fun Touch-a-Truck
- Spring Saturday
- NRR Fit Day
- NRR Winterfest
- NRR FunDays!

VIEW YEARBOOK >

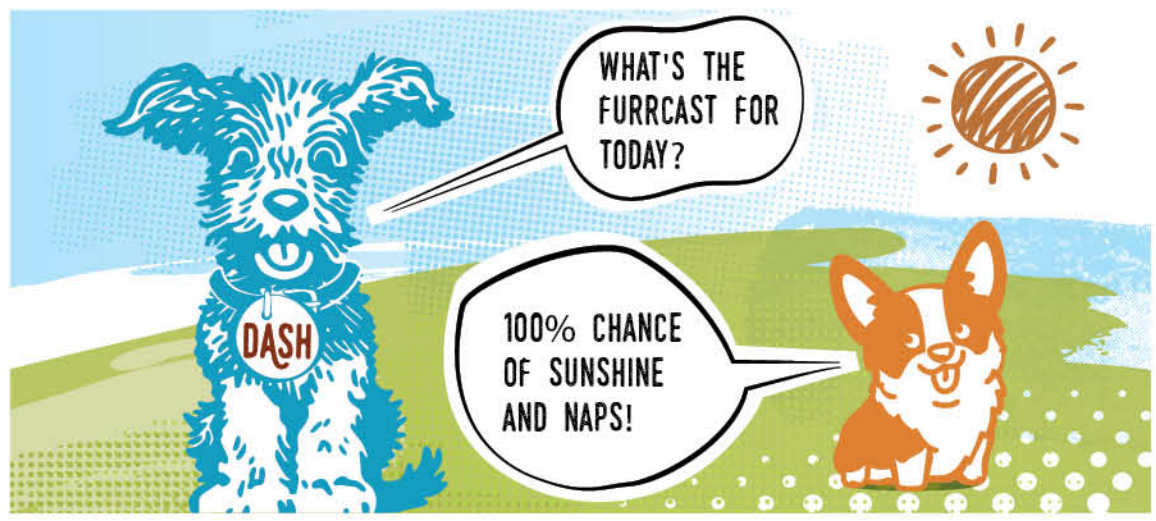
SCHOOL NEWS

North River Ranch is Manatee County's new educational hub, with an acclaimed kindergarten-to college experience for a high-quality, seamless education. In 2019, Neal Land & Neighborhoods helped bring new schools to the community, including Parrish Community High School, Barbara A. Harvey K-8 School (primary campus), and land dedicated to what is now the Upper Campus of the K-8 school. Higher education is coming in Fall 2027 just steps away too: a new State College of Florida (SCF) campus, offering both associate's and bachelor's degrees, sits adjacent to the Riverfield neighborhood. Learn more at NorthRiverRanch.com/schools.



DASH'S CORNER

North River Ranch's Mascot Tickles Your Funny Bone!



1-GIG SuperStream Internet

Fiber Optic Internet Right to Your Home
SUPERSTREAM
powered by Frontier Communications ® Gig Service

North River Ranch keeps you online and up to speed with a 100% fiber-optic network.

Let's Connect!

Stay in the loop about everything North River Ranch!

Sign up for community news. Like us on Facebook. Share with us on Instagram. Watch our YouTube Channel.

NORTH RIVER RANCH

For the Fun & Fullness of Life

11645 Camp Creek Trail, Parrish, FL 34219

941-328-1210

NorthRiverRanch.com

#NorthRiverRanch



Single-family Homes, Townhomes, and Villas from $300s to $1Million

MODELS OPEN DAILY

CARDEL HOMES · David Weekley Homes · EXPLORE · Homes by WestBay · NEALCOMMUNITIES · Pulte Homes

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NEALLAND & NEIGHBORHOODS